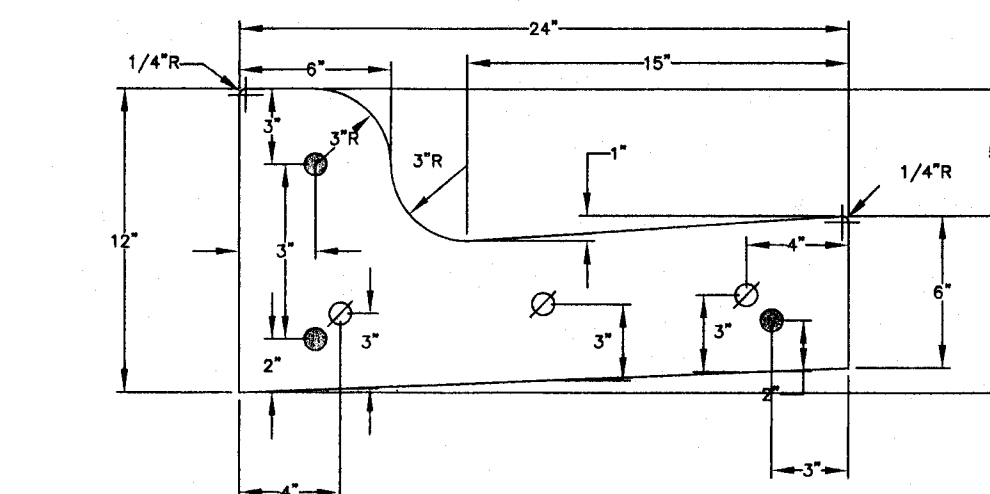


LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPERTY BOUNDARY
---	BACK OF CURB
---	FACE OF CURB
---	PARKING STRIPE
---	PROPOSED BUILDING
S-4	PROPOSED SANITARY SEWER SERVICE
W	PROPOSED WATER SERVICE
UE	PROPOSED ELECTRICAL SERVICE
---	PROPOSED ACCESSIBLE ROUTE
---	PROPOSED SIDEWALK
---	PROPOSED SIDEWALK RAMP
---	PROPOSED GRASS AREA
---	PROPOSED STAIRS
---	PROPOSED CONCRETE FLUME
---	PROPOSED RETAINING WALL
---	PROPOSED A/C UNIT
---	PROPOSED TRANSFORMER PAD
---	PROPOSED SIDEWALK TRENCH GRATE
---	ADJACENT PROPERTY LINE
AE	EXISTING AERIAL ELECTRIC LINE
S-6	EXISTING SEWER LINE
GAS	EXISTING GAS LINE
W-8	EXISTING OR ABANDONED WATER LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONCRETE SIDEWALK
---	EXISTING GRAVEL PAVEMENT
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING METER
○	EXISTING POWER POLE

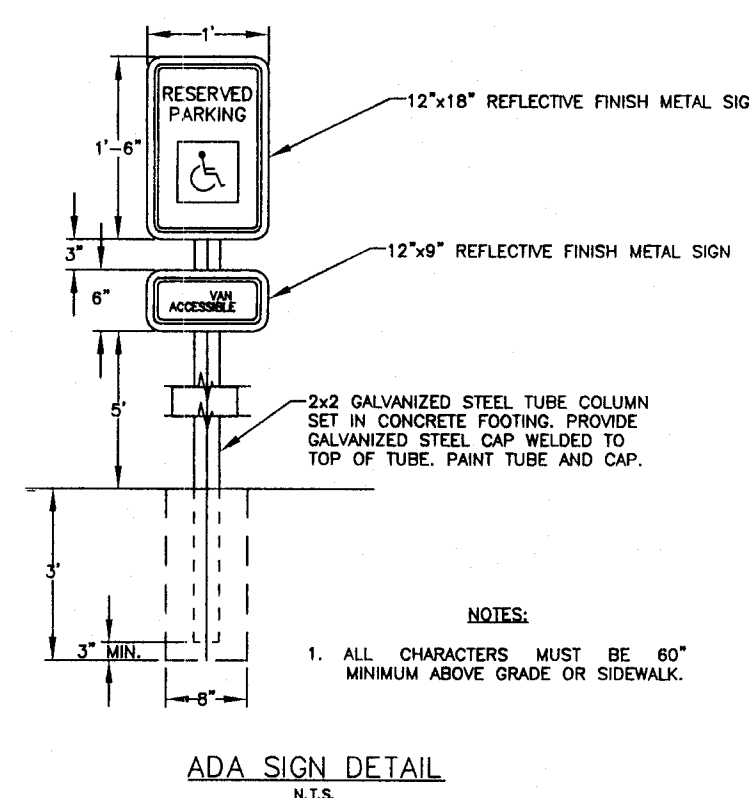
- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS SERVARE CROSS COUNTRY VENTURES LLC. THE SUBJECT PROPERTY IS LOTS 6R, BLOCK 121 OF THE BRYAN ORIGINAL TOWNSITE. PROPERTY IS ZONED DOWNTOWN NORTH. NO PARKING IS REQUIRED IN DOWNTOWN DISTRICTS.
 - THE DISTURBED AREA FOR THIS PROJECT IS 0.155 ACRES.
 - REFER TO GRADING PLAN FOR PROPOSED CONTOURS.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.
 - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE CONCRETE. REFER TO THE PAVEMENT PLAN FOR PAVEMENT DEPTHS.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, VERIZON, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN UNIFIED DEVELOPMENT ORDINANCE.
- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TESS: (800) 344-8377
ATMOS ENERGY: (979) 774-2506
SUDDEN LINK COMMUNICATIONS: (979) 595-2429
VERIZON: (979) 821-4770
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES. INSPECTIONS SHALL BE DONE EVERY 14 DAYS AND AFTER EVERY RAINFALL EVENT OF 1/2" OR MORE. THE CONTRACTOR SHALL REMOVE ALL MUD DEPOSITED ON THE ADJACENT STREETS AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
 - INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.

PARKING ANALYSIS	
REQUIRED PARKING:	
NO PARKING REQUIRED IN DOWNTOWN DISTRICTS	
9' WIDTH, 20' LENGTH TYP.	
PROPOSED PARKING:	
8 SPACES PARKING	
1 SPACE HANDICAP PARKING	
7 SPACES TOTAL	

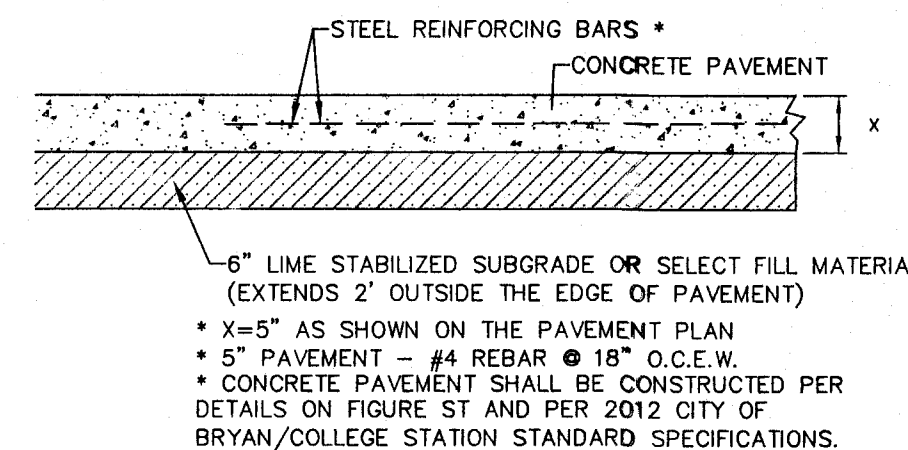
UTILITY DEMAND	
WATER DEMAND PER BUILDING	
MINIMUM	0 GPM
AVERAGE	2 GPM
MAXIMUM (PEAK)	25 GPM
1" DOMESTIC WATER METER	
SANITARY SEWER DEMAND	
AVERAGE	5 GPM
MAXIMUM (PEAK)	20 GPM
4" SANITARY SEWER LINE	
1.04% MIN. SLOPE	
FIXTURE UNITS = 22	
PIPE SLOPE OK	



NOTE: ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.
TYPICAL CURB DETAIL
N.T.S.



NOTES:
1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.
ADA SIGN DETAIL
N.T.S.



TYPICAL CONCRETE PAVING SECTION
N.T.S.

